

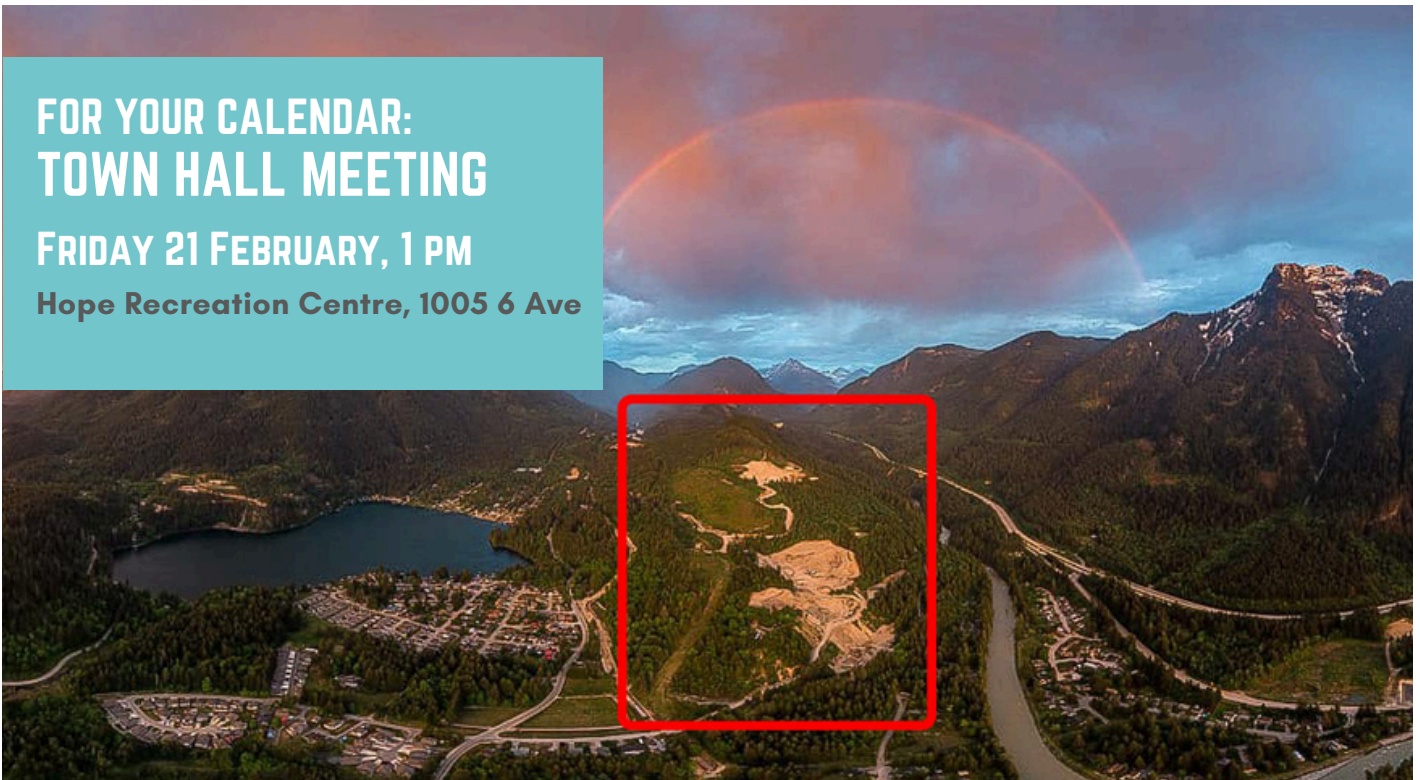
STOP THE HOPE CEMETERY PIT EXPANSION

An update for all our petition signatories on what you can do next to help.
Questions? Please email stopthehopegravelpit@gmail.com or visit our [FB page](#)

**FOR YOUR CALENDAR:
TOWN HALL MEETING**

FRIDAY 21 FEBRUARY, 1 PM

Hope Recreation Centre, 1005 6 Ave



THREE THINGS YOU CAN DO NEXT!

1. Write a letter to voice your concerns to the Ministry of Mining before Monday 3 March! *Read on for details.*

2. Join us at the upcoming town hall meeting at Hope Recreation Centre on Friday 21 February.

3. Learn more about the mine expansion proposal.

Thank you for supporting the petition to stop the Hope Cemetery Pit expansion! We've been overwhelmed by the outpouring of support—at the time of writing, we've collected more than 700 signatures. By signing, you are helping in our efforts to prevent an expansion that we believe is significantly detrimental to our beautiful community.

People are asking what else they can do to help, so here are some suggestions, with full details over the next few pages. This information is accurate to the best of our knowledge, based on our interpretation of details from published sources (primarily the mine expansion application and mine inspection reports), on direct experience as residents of Hope, and on reported experiences from fellow residents.

1. WRITE A LETTER TO VOICE YOUR CONCERNS TO THE MINISTRY OF MINING BEFORE 3 MARCH

Submit your letter via email to:

- SouthwestMinesDivision@gov.bc.ca
- Copy to Amy.Davey@gov.bc.ca
- Copy to customercare@hopereadymix.ca

It doesn't have to be long—even just a slight extension to your petition comment, sent as an individual email, will carry additional weight.

On the following pages, you will find a selection of template comments and information that you can copy and paste into your opposition email, adapting them as you wish. These will also be made available on our public Facebook page.

Public consultation is open until 3 March BUT please write immediately to voice your opposition to the expansion.

The Southwest Region Mining Office tells us that “the sooner the comments are shared, the more time the SDM [statutory decision maker] will have to review them.”

Although the District of Hope has no direct jurisdiction over this decision, their role as our elected officials is to represent the residents of Hope, so we should encourage them to use their position to amplify residents' concerns, to benefit and protect our beautiful community. For this reason, we also suggest copying your emails to Mayor and Council members, at the email addresses below:

vsmith@hope.ca, smedlock@hope.ca, dsmith@hope.ca,
hstewin@hope.ca, askoglund@hope.ca,
pnewbigging@hope.ca

2. JOIN US AT THE REC CENTRE FOR A MEETING ON FRIDAY 21 FEBRUARY, 1 P.M.

Our local MLA has arranged a “town hall” style meeting, open to residents, making this a great opportunity to say a clear “NO” to the expansion of this scar on our beautiful landscape.

In attendance will be Tony Luck, MLA, Fraser-Nicola; Corally Delwo, Constituency Assistant.

More have been invited, including: First Nations representatives from People of the River; Ministry of Mining representative; Pete Davis, MLA; Peter Adamo, Director, FVRD; Victor Smith, Mayor, District of Hope; John Fortoloczky, CAO, District of Hope; Jake Klaassen (applicant)



Public consultation is open until 3 March but please write immediately to voice your opposition to the expansion.

3. LEARN ABOUT THE MINE EXPANSION PROPOSAL

The expansion application documents are available to view [online](#) here. There are several sections to the application.

The official contact for Hope Ready Mix's application is Chilliwack-based Jake Klaassen of Jake's Construction Ltd., who is referenced in this [article](#) about the ecologically disruptive practice of mining the Fraser River bed.

INFORMATION TO HELP WRITE YOUR OWN LETTER OF OPPOSITION

Over the following pages is a selection of example wording, broken down into key topics to help write an email to the Ministry of Mining against the proposed expansion of the Hope Cemetery gravel pit. Feel free to use and adjust wording from the categories that speak to you, or of course you can write your own email from scratch!

Letters with personalized language or examples tend to carry greater weight, but if you lack the time to personalize, don't let it stop you from writing! A "copy and paste" letter is worth more than no letter at all!

You can also email stopthehopegravelpit@gmail.com and we will send you a Word version for easier copy/pasting. **We greatly appreciate your time and commitment.**

Write and submit your email before 3 March to:

- SouthwestMinesDivision@gov.bc.ca
- Copy to amy.davey@gov.bc.ca
- Copy to the applicant customercare@hopereadymix.ca



Letters with personalized language or examples tend to carry greatest weight, but if you lack the time to personalize, don't let it stop you from writing!



- TOPIC 1: NO NET BENEFIT**
- TOPIC 2: TRAFFIC SAFETY**
- TOPIC 3: NOISE, DIRT & ENVIRONMENTAL POLLUTION**
- TOPIC 4: SAFETY ISSUES**
- TOPIC 5: CONFLICT WITH HOPE'S COMMUNITY PLAN**
- TOPIC 6: OPERATING HOURS**
- TOPIC 7: ENVIRONMENTAL & ECOLOGICAL CONCERNS**
- TOPIC 8: PROPERTY VALUES**

Topics are presented in no particular order; please choose from the topics that are most important to you to include in your letter of opposition.

INTRODUCTION

We suggest something similar to the following wording for the introduction to your email:

Re: Hope Ready Mix [HRM] – Cemetery Pit Notice of Work – G-7-170 Amendment

Thank you for the opportunity to review the above-mentioned application package. We are local residents living nearby and we have concerns about this proposal.

TOPIC 1: NO NET BENEFIT

We do not believe that this apparent fivefold expansion will bring net benefit to the community of Hope. The gravel pit already exists at a significant size; we have other gravel pits in the Hope area; and we do not believe that expansion of the Cemetery Pit will lead to significant new job creation. On the other hand, we believe that expansion of the gravel pit would cause significant detriment to the quality of life of residents; to the environment, natural beauty and ecology of the area; and to the long-term future of Hope's plans to thrive as a tourism destination. Although we understand the need for gravel, we believe that this area—some of it actually on residential zoned property, and surrounded by residences, parks and trails; areas of natural beauty; and key tourist destinations—is entirely unsuitable for expanded gravel mining.



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Hope's natural beauty - worth protecting! Photograph by Christian Ward

TOPIC 2: TRAFFIC SAFETY

As stated by the applicant in the 'Traffic Management Plan,' submitted as part of the expansion proposal, the sight lines of the access road proposed in the application **do not meet the recommended thresholds for commercial vehicles** as described in the Geometric Design Guide for Canadian Roads for Transportation Association of Canada. This suggests a potential safety hazard for road users.

The current proposal appears to allow any or all gravel trucks to exit the mine onto Othello Rd via a residential area above Kawkawa Lake Rd and proceed along Kawkawa Lake Rd towards town. Kawkawa Lake Rd travels through residential areas, past Kawkawa Lake itself and other important vacation spots such as the Coquihalla Campground, and also past Hope Bike Park, where children frequently cross the road from the campground.

Based on the information provided in the application regarding the 50-year length of this permit and the amount being extracted, we estimate that residents will have to live for 50 years with a truck passing their property on average approximately every 5 minutes during operating hours. Our calculations for these estimates are based on the following numbers, which would need to be verified, but seem reasonable based on the information provided by the applicant:

- 215,000 tonnes (total annual extraction) / 12.5 tonnes (estimated average truck capacity) = 17,200 trucks/year
- 17,200 trucks / 280 operating days/year = an estimated 61 trucks per day (based on year-round operations; if operations are not year-round, the number of trucks per operating day would be higher.)
- Trucks will drive the route both ways (i.e. once for entry, once for exit) = an estimated 122 trips per day.
- Assuming time for breaks and a working day of approximately 10 hours, this would equate to 12 trucks passing during every hour of operation (i.e. **one truck every 5 minutes**).
- These estimates assume that the applicant complies with the stated tonnage limit, which the figures provided in the applicant's Traffic Management Plan appear to suggest may not have happened in the past.

In our opinion, this volume of traffic would also seem to meet the definition of "extraordinary traffic" in the District of Hope's Traffic Bylaw No. C020:

"Extraordinary traffic" includes the carriage of goods or persons over a provincial public highway...that in conjunction with the nature or existing condition of the provincial public highway is so extraordinary or improper in the quality or quantity of the goods or the number of persons carried, as, in the opinion of the minister, substantially alters or increases the burden imposed on the provincial public highway through its proper use by ordinary traffic, and causes damage and expense to the provincial public highway beyond what is reasonable or ordinary.'



The sight lines of the access road proposed in the application do not meet the recommended thresholds for commercial vehicles.

TOPIC 3: NOISE, DIRT & ENVIRONMENTAL POLLUTION

Local residents have reported:

- Flooding and silt debris in yards and driveways as a result of the existing gravel pit operations, due to the rerouting of streams and waterways. At times this has flowed directly into the Coquihalla River, representing a pollution risk to sensitive local wildlife habitat.
- Blasting from the mine generating loud noises that have caused homes to shake, leading to cracks in drywall.
- Equipment noise is often excessive (including pumping into the night), depriving residents of the “peaceful enjoyment” of their homes to which the Hope District “Good Neighbour” bylaw entitles them.

Noise from traffic and industry has a significant impact on mental and physical health, as shown in research like this: <https://www.eea.europa.eu/en/analysis/indicators/health-impacts-of-exposure-to-1>: *“Chronic exposure to environmental noise significantly affects physical and mental health and well-being. It can lead to annoyance, stress reactions and sleep disturbance, and cognitive impairment in children, and can have negative effects on the cardiovascular and metabolic systems...Road traffic noise is the most prevalent source of environmental noise and contributes the most to the overall effects of noise on health.”*

Residents have reported roadways coated in mud, and heavy mine-related equipment that has severely damaged the roads. With debris left lying, some residents have personally removed rocks and debris that have fallen from dump trucks from Kettle Valley and Kawkawa Lake Roads. This appears to contravene the District of Hope’s Traffic Bylaw No. C020, section 6.2:

‘No person shall place or deposit, or cause to be placed or deposited, any goods, waste, matter, debris, dirt, mud, dust, garbage or other thing upon any highway, or allow any goods, waste matter, garbage or other thing to fall, flow or drift onto any highway.’



Mt Ogilvie, Kawkawa Lake, with the Cemetery pit on the right-hand side. Photograph by Christian Ward

TOPIC 4: SAFETY ISSUES & EXTRACTION

Extraction quotas

The wording of the applicant's Traffic Management Plan (TMP) states that "limited annual trips of approximately 3,300 will be allowable on Kettle Valley Road until the Othello entrance / exit is opened. This traffic count is estimated based on current approved maximum production volumes as stipulated in the current Mines Act Permit." Based on an estimated average of 12.5 tonnes per load, this implies that the current maximum production volume is approximately 41,250 tonnes. According to the applicant's Notice of Work, the proposed maximum annual tonnage under the new expansion would be **215,000 tonnes**, suggesting a massive fivefold increase on current maximum extraction volumes.

The Traffic Management Plan also states that there has been a *"decrease in trip activity...since our peak in 2022. This downward trend is predominantly the result of the completion of flood repairs associated with rainfall in 2021."* The details of any permitted increase in mining activity in the aftermath of the atmospheric river event in 2021 is unclear, but the implication seems to be that the contribution of the Cemetery Pit project to repairs at this time led to an increase in loads, specifically 35,220 loads in 2022, against the standard maximum production volume of 3,300. The statement would also seem to suggest that the 12,276 loads removed in 2023 were not attributable to activity relating to the flood repairs. In light of these apparent incongruities, we are concerned about the lack of information regarding oversight to ensure compliance with the maximum load numbers / tonnage extraction.

Health & Safety

Previous inspections of the Cemetery Pit have shown health & safety contraventions including: pressurized flammable materials not stored in designated areas; explosives magazines located near the production area found without the required signage; no person on site holding a mine supervisor's certificate; oil leak from a piece of equipment becoming saturated into the ground; exposed equipment parts that require guards; empty or missing fire extinguishers; large pile of wood waste present on site; heavy equipment parked without wheel chocks in use.

Geotechnical Hazards:

The District of Hope's Geotechnical Hazard maps appear to show that the land area in question may be classified as a combination of "uncertain" and "high geotechnical hazard." Geotechnical hazards include landslides, rock falls and mudflows.



The District of Hope's Geotechnical Hazard maps appear to show that the land area in question may be classified as a combination of "uncertain" and "high geotechnical hazard."

TOPIC 5: CONFLICT WITH HOPE'S COMMUNITY PLAN THAT MAY HARM OUR ECONOMY & QUALITY OF LIFE

The expansion of the Hope Cemetery Gravel pit appears to be highly incompatible with Hope's Integrated Official Community Plan, which states:

"Previously, Hope was a resource-focused community relying on forestry, transportation, and mining. Now, Hope is transitioning to a service-based economy, providing an inviting place for young families and retirees with plenty of opportunities for outdoor recreation and tourism."

"In 2040, Hope will be a progressive mountain community offering a high quality of life, connecting people to nature, each other, and themselves. With its natural amenities and scenic beauty, Hope will be a vibrant, healthy, and active community based on socially and environmentally responsible economic development."

Goals of the community plan include:

- *"Hope's industrial areas are clean, attractive, and well-maintained; effectively separated or buffered from adjacent land uses; minimize negative impacts on the natural environment and human health; and are compatible with the tourism experience."*
- *"Hope's natural areas are protected as key community assets, including ecosystem integrity, biodiversity, and air and water quality."*

Tourism and economic development efforts in Hope focus extensively on the area's natural beauty. To fulfil this vision for communities like Hope, and meet the needs of both residents and tourists, we believe government needs to fundamentally shift the way they view proposals like the Cemetery Pit expansion.

We believe the Cemetery Pit is already one of the most significant eyesores in the entire region, and that expanding this permit will make it impossible for anyone to square the vision of natural beauty that Hope presents through the #hopecascadesandcanyons marketing, with the extensive scarring of the land they will see with their own eyes.

TOPIC 6: OPERATING HOURS

The November 2024 Mines Act Permit, Section A(1)(f) states that *"the authorized work meets the following schedule of 7am – 5pm, Monday to Friday. Light maintenance work...is permitted on Saturdays."*

This appears to be contradicted by the information provided by Hope Ready Mix in their Notice of Work, which states, "operations at the cemetery pit run year round with operating hours of 7am – 7pm Monday to Friday, **with occasional Saturday work as required.**"



We believe the expansion of the Hope Cemetery Gravel pit is incompatible with Hope's Integrated Official Community Plan



Previous inspections of the Cemetery Pit have shown health & safety contraventions.

TOPIC 7: ENVIRONMENTAL & ECOLOGICAL CONCERNS

Clear cutting of timber: The Notice of Work states that the applicant will “require an Occupant Licence to Cut as the total volume of timber exceeds 50m.3” In fact, information in the application suggests that the expansion would involve a much larger area than this being clear cut, yet the appraisal information and licence to cut application does not appear to have been included within Hope Ready Mix’s application package.

Habitat assessment: The executive summary of the Spotted Owl and Mountain Beaver Habitat Assessment report prepared by ISL for HRM implies that regulatory concerns regarding proposed critical wildlife habitat are unwarranted because existing mapping information is inaccurate, since “most of the study area has been recently and extensively clear cut within the last ten years.” ISL state that “results from [their own] field assessment confirmed several inaccuracies in the Vegetation Resource Inventory within the proposed quarry expansion area. Most notably, areas predicted as Age Class 6 had been recently (approximately 10 years ago) logged; these areas (no longer) have any value as habitat for Spotted Owl.

Given the conflict between official and reported proposed habitat data within the application, we feel there should be additional oversight from the relevant conservation authorities. We have also not been able to obtain an explanation for how proposed critical habitat received permission for clear cutting, and are concerned that—according to interpretation of the ISL report—this has effectively “opened the door” to an expanded mining area.

TOPIC 8: PROPERTY VALUES

Local realtors agree: This expansion could significantly decrease home values, harming local residents’ investments. People choose Hope for its natural beauty and tranquility. We believe a larger gravel pit will degrade both, making our community less desirable.

FOR MORE INFORMATION

Please email
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or visit our [FB page](#)

Remember to write and submit your email before 3 March to:

SouthwestMinesDivision@gov.bc.ca

Copy to amy.davey@gov.bc.ca

Copy to the applicant
customercare@hopereadymix.ca

ADDITIONAL NOTES: CONCERNS ABOUT THE CONSULTATION PROCESS

The application notice was posted on a dead-end side street in Hope that only a small number of residents have reason to access. The trail that starts at the end of the street is currently closed, further reducing the number of people who would have the opportunity to view the notice. This means that there was a significant delay in most residents of Hope learning about the permit application. The process for making comment was also potentially hindered by the fact that an electronic copy was not made available for consultation online. Instead, people had to visit the library to view the documents, or pay \$15 to obtain a hard copy.